

RECEIVED
VERNON TOWN CLERK
12 AUG -2 PM 1:08

**Town of Vernon
Vernon Traffic Authority
Minutes
July 12, 2012**

****** DRAFT******

Meeting was called to order at 6:00 P.M. by Jon Paul Roden.

Present: Jon Paul Roden, Ray Walker, Bob O'Gara and Robert Kleinhans.

Absent: Chief Kenny and Mason Thrall. Charles Bettinger resigned from committee. Polly Schaeffer has been appointed as his replacement.

Agenda Item 1: Minutes of the April 12, 2012 meeting

Motion to accept the minutes of the April 12, 2012 meeting was made by Bob O'Gara and seconded by Ray Walker. Motion passed unanimously.

Agenda Item 2: Traffic Impact Report for 47 Main Street Project, Old Talcott Mill

Ms. Laura Knott-Twine, Project Manager and Andrew Krar, Engineer from Design Professionals, Inc. addressed the committee regarding the traffic pattern for the renovation of the Old Talcott Mill. There was a discussion regarding the site distance, traffic count, parking lots, turning radius and lighting.

After a brief discussion, a motion was made by Bob O'Gara and seconded by Robert Kleinhans to accept the Traffic Impact Report for the 47 Main Street Project. Motion passed unanimously.

Agenda Item 3: Informational – Letter from Mary Ann Henry and reply from Chief James Kenny. – *No action required.*

Agenda Item 4. Informational – Minutes of May 3, 2012 regular PZC meeting – *No action required.*

Agenda Item 5. Informational- Minutes of May 17, 2012 regular PZC meeting – *No action required.*

Motion to adjourn made by Robert Kleinhans and seconded by Bob O'Gara at 6:47 P.M. Motion passed unanimously

Respectfully submitted,

Peggy A. Jackle
Peggy A. Jackle
Recording Secretary

Fw: Stop Sign

Kleinhans, Robert

Sent: Monday, July 16, 2012 7:36 PM

To: Kenny, James

Sent from my Verizon Wireless Droid

-----Original message-----

From: David Frates <davidfrates@gmail.com>

To: "Kleinhans, Robert" <rkleinhans@vernon-ct.gov>

Sent: Mon, Jul 16, 2012 22:41:12 GMT+00:00

Subject: Stop Sign

I wanted to make someone aware there is no Stop sign at the corner of Grandview Terrace and Janet Lane. There is a home childcare at that intersection as well. It is probably necessary to have one installed so traffic knows who has the right of way and an accident doesn't risk the lives of children playing in the yards nearby. Thank you!

David Frates

... Sent from my iPhone

Aug Agenda

Re: Newhoca Park per Bruce Dinnie

LChernack@aol.com

Sent: Monday, July 09, 2012 11:08 AM

To: Kenny, James

Dear Chief Kenny,

Thank you for your prompt response. I hope the family matter went well.

Being PC has gone too far. No Outlet is not as exact as Dead End when the road is only 30 feet long. Oh well. Common sense isn't common anymore or more people would use it.

Thanks on the sign issues. Another member of our association board suggested that on Grier we need more obvious **sharp curve ahead** signs in the S curve and a light in both curves would be good. Right now there's a light over only one of them. Since the house went up in the elbow of the first curve, at night, if you don't know the road, the driveway can be deceiving.

Are these requests doable? If so, could you please add them to your list? All your help is greatly appreciated!

Enjoy the cooler weather.

Respectfully,

Edie Chernack

50 Cubles Drive

Vernon, CT 06066

(860) 646-2249

President of the Bolton Lake Shores Association

In a message dated 7/9/2012 10:51:16 A.M. Eastern Daylight Time, jkenny@vernon-ct.gov writes:

Ms. Chernack,

I apologize for taking so long to respond to your email but I was away from work with a family matter. Of course you can ask your members to call if they see activity in the park after hours. Anything we can do to make the area safer and more enjoyable for residence we will assist in. By town ordinance our parks close after sunset but some exceptions are made by the Parks department. A good rule would be if the gates locked, call us.

On the other matter for the signage. The town cannot put up the old "slow children" signs. The signs are no longer approved for town use as defined by the MUTCD (Manual of Uniform Traffic Control Devices) issued by the Federal Highway Administration. This is the sign bible we use to erect signs and establish traffic control devices. Others that have spoken with me about such signage have been encouraged to purchase the slow children signs you have seen around town and place them on their property. This is not regulated by the town but may be by your association's regulations. The other sign you are requesting is now called a "no outlet" sign, I guess that is a more politically correct sign than the old "dead end". This can be done. I would ask that you as the head of the association send me a letter as chair of the Vernon Traffic Authority asking for the sign. I will get it on the August agenda, as it is too late for the July meeting, and we can get it taken care of.

I can meet with Bruce Dinne and see what the town can do to improve the Camp signage without posting signs all over the place reducing the aesthetics of the area.

Sincerely,

James L. Kenny
Chief of Police
Vernon Police Department
725 Hartford Turnpike
Vernon, CT 06066
Office: (860) 872-9126 X231
Fax: (860) 870-6729

From: LChernack@aol.com [LChernack@aol.com]
Sent: Friday, July 06, 2012 6:32 AM
To: Kenny, James
Cc: Lori.Allard@Cigna.com
Subject: Newhoca Park per Bruce Dinnie

Dear Chief Kenny,

For the last several years, I have reached out for Bruce, asking what he would like the residents out here by the park to do regarding parking by Newhoca Park when it is closed, as I know there have been vandalism issues, et al. in the past. He has asked that we call your non-emergency number and report when people are parked in front of the gate any time and when they are parked on the side of the road after dusk. We are his extra eyes out here. As new President of the Bolton Lake Shores Association, with you blessing, I will send out an email to all our members per Bruce's request.

On another note, Bruce told me I should contact you regarding traffic signs. Since the town started renting out Camp Newhoca, entrance on Anchorage Rd. off Cubles Dr., we have had issues with traffic. People fly down these roads, not realizing their poor condition and how narrow they are. They have no idea where they are or where the entrance to the camp is located as it is not visible from the intersection of Anchorage and Cubles, so they drive around looking for the entrance and not for people walking the neighborhood. (We have no sidewalks.) We also have a family with young children right next to the park entrance. Any chance of getting a sign or two that say, slow children at play, or something to that effect? Also, because people don't know the area, when they leave they often go across Cubles Dr. rather than turning left or right onto it. The other side of Cubles is also Anchorage, a one lane dead end road. Could we get a sign near the entrance to that road that states it is a dead end? There is no where for cars to turn around, so they wind up backing up onto Cubles, which from that position has a poor site line coming from the Bolton side. The way people fly down this road and sometimes don't stop at the stop sign at Foxcroft and Cubles, the street prior to Anchorage, we are concerned there will be an accident one day. Any assistance getting signs would be greatly appreciated.

Thank you for any help you can give us.

Respectfully,
Eddie Chernack
50 Cubles Drive
Vernon, CT 06066
(860) 646-2249

CC: Lori Foraker BLSA Secretary

To: Sgt. O'Connor

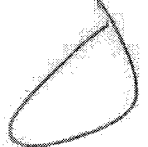
From: Off. D. Provencher

Re: Westbound travel lane of Hyde Ave.

On 07/10/12 I was investigating a crash (VPD 12-10084) on Hyde Ave at Red Apple Plaza. I noticed some of the dotted white lines that separate both westbound travel lanes of Hyde Ave are no longer visible due to roadwork. A seam in the roadway has been covered in tar. The dotted white lines are visible to the West of Red Apple Plaza, but not to the East. Previously the dotted white lines started near the Northeast School and continued West until the intersection of Rt 30 and Rt 31.

Respectfully

Off. D. Provencher 239
Off. D. Provencher # 239

*Notification to DOT made
area added to "short"
list for improvement*
231


Vernon Police Department

Memo

To: Chief Kenny
From: Sgt O'Connor
CC:
Date: July 21, 2012
Re: Hyde Ave



Sir,

After receiving Officer Provencher's memo dated July 10, 2012, I reviewed the intersection in question. I agree with Officer Provencher's observation that the west bound lanes of Hyde Ave (Rte 74) near the Red Apple Plaza are either faded or have been covered over by tar/ asphalt which can cause some confusion to drivers.

I would suggest this be forwarded to the State Highway for remarking.

Respectfully,

March 28, 2012

Vernon Police Department
725 Hartford Turnpike
Vernon, CT 06066

ATTN: Traffic Authority

We, the residents at The Homes at Vernon Center, located on Whitman Lane in Vernon, are requesting an assessment of traffic entering our complex.

It seems people think Whitman Lane is either a thru-street or provides entry to I-84. They quickly enter the complex and, within a short distance, find themselves out of road.

We would like to have a "NO OUTLET" sign installed at our entry to eliminate this problem. A "Private Property" sign might only create curiosity and be less effective.

Thank you for your consideration.

Sincerely,

The Homes at Vernon Center
Condominium Association

Barbara Cello, Representative
Tel: 860-871-2883

1400
3-28-12
Message left
Re Private Property -
TA no Authority to
Authorize/install sign

request for one more stop sign

LChernack@aol.com

Sent: Wednesday, July 18, 2012 6:53 AM

To: bruced.vpr@sbcglobal.net; Keniny, James

Cc: Lori.Allard@Cigna.com

Good morning Gentlemen,

It was brought to my attention that Camp Newhoca was rented out this past weekend. At the end of the event, a car was witnessed speeding out of the camp, did not stop or even slow down before crossing Anchorage road and proceeded onto Broadhurst at a speed high enough that the vehicle bottomed out and the neighbor heard the young adult female in the car scream. For all intents and purposes, that is a 4 way intersection. There is a family with young children immediately next to the access road to the camp and because we have no sidewalks here, people walk in the roads, including children. This is a safety issue. It is for this reason that I am requesting a stop sign be placed at the end of the driveway exiting Camp Newhoca. The town claims that Anchorage and Broadhurst are owned by the Bolton Lake Shores Association. We do not want to be slapped with a liable suit for other's inconsideration, stupidity and lawlessness, when they most likely would not be in this neighborhood if not for the camp. We would greatly appreciate it if you could get a stop sign placed at the exit as soon as possible. It may not stop the speeding out of the camp, but perhaps people will at least slow down and look both ways before exiting.

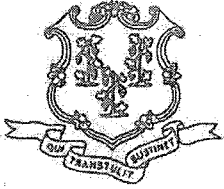
Respectfully,

Edie Chernack

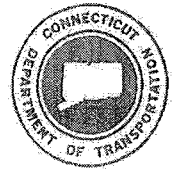
President - Bolton Lake Shores Association

CC: Lori Foraker - Secretary BLSA

Town Property
STOP SIGN TO BE PUT
UP BY
PARKS DEPT
7/23/12



STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION



2800 BERLIN TURNPIKE, P.O. BOX 317546
NEWINGTON, CONNECTICUT 06131-7546

Phone: (860) 594-3020

July 24, 2012

Mr. L. Thomas Scranton
Tallwind, LLC
Ron-A-Lee, LLC
Estate of Lawrence A. Scranton
P.O. Box 777
Vernon, CT 06066

Dear Mr. Scranton:

Subject: Town of Vernon
Shaw's Supermarket//Tallwind/Suzuki of Vernon
Property Owner: Tallwind, LLC/Ron-A-Lee, LLC/Estate of Lawrence A. Scranton
Certificate No. 1252-A

This is to advise you that a two-year extension for Certificate No. 1252-A has been approved. The approval shall not become effective until this letter has been recorded on the municipal land records, in accordance with the enclosed procedure, and this office has received evidence as such (i.e., copy of the recorded letter). The extended expiration date is July 16, 2014.

If the conditions and requirements will not be met within that time, a request for an extension should be sent to this office 60 days prior to the expiration date. Also, these requests for extensions will be considered in light of current conditions and may require the submission of updated traffic data.

Sincerely,

David A. Sawicki
Executive Director
Office of the State Traffic Administration

Enclosure

Copy to: ✓ Chief James L. Kenny
Mr. Harry Boyko
Mr. Steve Mitchell, P.E.

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Minutes – Regular Meeting
Thursday, July 5, 2012, 7:00 PM
Council Chambers, Third Floor
Memorial Building
14 Park Place
Rockville/Vernon, CT

1. Call to Order & Roll Call

- ♦ **Meeting was called to order at 7:03 P.M.**
- ♦ **Regular Members Present:** Chester Morgan, Francis Kaplan, Charles Bardes, Victor Riscassi, Harry Thomas and William Roch.
- ♦ **Alternate Members Present:** Ron Scussel, Richard Dias and Thomas Voss. Ron Scussel to sit for Dan Anderson.
- ♦ **Staff Present:** Leonard Tundermann, Town Planner,
- ♦ **Recording Secretary:** James Krupinski

2. Administrative Actions/Requests

2.1 Amendment/Adoption of Agenda - Additional business to be considered under agenda item #5 "Other Business"

- ♦ **Charles Bardes added a Discussion regarding LID (Low Impact Development) Regulations (Item 5.1.1)**
- ♦ **William Roch, seconded by Harry Thomas moved a motion to Adopt the Agenda as Amended. Motion carried unanimously.**

2.2 Communications received NOT related to Agenda items

- ♦ **PZCD Denial of Application PZ-2012-08 of Narcisa Rodas for a Zone Change from Residential 27 to Commercial at #89 Dobson Road.**
- ♦ **PZC Approval of Application PZ-2012-09 of Todd Hany for a Special Permit to convert a single family dwelling to a two family dwelling at #12 Regan Street.**
- ♦ **PZC Approval of Special Permits and Site Plan of Development to construct a 1,227 sq. ft. addition to a commercial building and related site improvements on property at #1237 Hartford Turnpike.**

2.3 Approval of Minutes

- ♦ **Moved adoption of the June 7, 2012 Regular Meeting minutes to the July 19, 2012 meeting.**

3. Old Business

4. New Business.

4.1 Receipt of Applications:

- 4.1.1 Application [PZ-2012-10] of Chuck Meek on behalf of First Hartford Realty Corp. for Approval of Special permits and Site Plan of Development to construct and operate a convenience store with sale of gasoline and diesel fuels at #333 Talcottville Road and a

portion of #327 Talcottville Road (Assessor's ID: Map #04, Block #0004, Lots/Parcels #00007 and #0007B)

- ♦ **Charles Bardes, seconded by Ron Scussel moved a Motion to Receive and Schedule a Public Hearing on July 19, 2012. Motion carried unanimously.**

4.1.2 Application [PZ-2012-1 11 of Parke Bank for approval of resubdivision of property at #135 Talcottville Road to create a separate lot for the building and site at #141 Talcottville Road (Taco Bell) (Assessor's ID: Map #02, Block #0004, Lot/Parcel #0078A)

- ♦ **William Roch, seconded by Harry Thomas moved a Motion to Receive and Schedule a Public Hearing on July 19, 2012. Motion carried unanimously.**

4.2 Review and discussion of Draft Conservation & Development Policies Plan for Connecticut 2013-2018

- ♦ **Leonard Tundermann, Town Planner supplied the Draft Connecticut Conservation and Development Policies Plan 2013-2018 to the commission.**
 - Reviewed maps in the packet regarding Priority Development Areas; Priority Conservation Areas; Balanced Growth Areas; and Protected Open Space Areas.
 - CRCOG & OPM will be holding a Public Hearing during September 2012.
 - Need to update mapping to match existing mapping in the adopted Vernon Plan of Conservation and Development.
- ♦ **Chester Morgan suggested updating of Protected Open Space map.**
- ♦ **William Roch questioned reasoning for State Plan update every five years and Town Plan every ten years.**
- ♦ **Chester Morgan is concerned that the State requires compliance with the State Plan but was unable to complete their plan prior to the review of the Town Plan.**
- ♦ **Leonard Tundermann, Town Planner**

4.3 Review and discussion of Conceptual Development Plans for Exit 66 Area, Exit 67 Area, and Rockville

- ♦ **Leonard Tundermann, Town Planner presented mapping that was requested by the Mayor of the Development Staff regarding possible development ideas for prospective developers.**
 - Mayor has requested that the Conceptual Mappings be presented to the Public during the early fall.
 - Presented and reviewed Exit 66 Conceptual Plan showing possible placement of development.
- ♦ **Chester Morgan questioned the responsibility of the PZC and who would handle the Public Hearings.**
- ♦ **Leonard Tundermann, Town Planner indicated that it would most likely fall to himself and the Economic Development Coordinator.**
- ♦ **Leonard Tundermann, Town Planner presented and reviewed the Conceptual Development Plan for Exit 67.**
 - Proposed for mix of Big Box and incubator space with commercial and mixed residential and commercial.
- ♦ **Leonard Tundermann, Town Planner presented and reviewed the Conceptual Development Plan of Rockville (west) development.**
 - Proposing new multi use multi story structures at center of town.

- Possible parking structure behind the Town Hall.
- Need to work to repurposing vacant mills toward mixed use development.

5. Other Business

5.1 Additional business to be considered should be introduced under PZC meeting agenda item “#2.1 Amendment / Adoption of Agenda” at the beginning of the meeting.

5.1.1 LID Commission Discussion

- ◆ Committee has met twice to review possible guidelines or regulations.
- ◆ Committee will be meeting every two week through the end of the year.
- ◆ Need to review possible incentives for use of LID type regulations.

6. Adjournment.

- ◆ Victor Riscassi, seconded by Harry Thomas moved a Motion to Adjourn. Motion carried unanimously.
- ◆ Meeting adjourned at 7:30 P.M.

James Krupienski
Recording Secretary

VAP

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Minutes – Regular Meeting
Thursday, July 19, 2012, 7:00 PM
Council Chambers, Third Floor
Memorial Building
14 Park Place
Rockville/Vernon, CT

1. Call to Order & Roll Call

- ♦ Meeting was called to order at 7:03 P.M.
- ♦ **Regular Members Present:** Chester Morgan, Charles Bardes, Victor Riscassi, William Roch and Dan Anderson
- ♦ **Alternate Members Present:** Ron Scussel, Richard Dias and Thomas Voss. Richard Dias to sit for Francis Kaplan. Thomas Voss to sit for Harry Thomas.
- ♦ **Staff Present:** David Gooch, Civil Engineer,
- ♦ **Recording Secretary:** James Krupinski

2. Administrative Actions/Requests

2.1 Amendment/Adoption of Agenda - Additional business to be considered under agenda item #5 "Other Business"

- ♦ William Roch, seconded by Charles Bardes moved a Motion to Adopt the Agenda as Amended through July 18, 2012. Motion carried unanimously.

2.2 Communications received NOT related to Agenda items

- ♦ Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter, Summer 2012, Volume XVI, Issue 3.
- ♦ Connecticut Environmental Review Team Brochure
- ♦ University of Connecticut, School of Engineering, Connecticut Technology Transfer Newsletter, Spring 2012.

2.3 Acceptance of Minutes

- ♦ Victor Riscassi, seconded by Charles Bardes moved a Motion to Approve the Minutes of the June 7, 2012 Regular Meeting. Motion carried unanimously.
- ♦ Approval of the Minutes of the July 5, 2012 Regular Meeting moved to the August 2, 2012 meeting.

3. Public Hearings

- 3.1 Application [PZ-2012-10] of Chuck Meek on behalf of First Hartford Realty Corp. for Approval of Special permits and Site Plan of Development to construct and operate a convenience store with sale of gasoline and diesel fuels at #333 Talcottville Road and a portion of #327 Talcottville Road (Assessor's ID: Map #04, Block #0004, Lots/Parcels #00007 and #0007B)

- ♦ David Gooch, Civil Engineer read the Legal Notice into the Record.

Public Notice
Town of Vernon

The Vernon Planning & Zoning Commission (PZC) will hold the following public hearing at its regular meeting at 7:00 PM on Thursday,

*July 19, 2012, in the Town Hall Council Chambers on the Third Floor at
14 Park Place, Rockville/Vernon:*

*Application [PZ-2012-10] of Chuck Meek on behalf of First Hartford
Realty Corp. for Approval of Special permits and Site Plan of
Development to construct and operate a convenience store with sale of
gasoline and diesel fuels at #333 Talcottville Road and a portion of #327
Talcottville Road (Assessor's ID: Map #04, Block #0004, Lots/Parcels
#00007 and #0007B)*

*This PZC application is available for inspection by the public in the office
of the Planning Department, 55 West Main Street, Rockville, CT.*

*Chester Morgan, Chairperson
Planning & Zoning Commission (PZC)*

- ◆ Attorney Leonard Jacobs, 56 Deepwood Drive; Representing the Applicant
 - Patrick O'Leary, Vanasse Hagen Brustlin, Inc.;
 - Manny Piava, Cumberland Gulf Oil, Senior Project Manager;
- ◆ Attorney Leonard Jacobs, 56 Deepwood Drive; Representing the Applicant
 - Cumberland Farms requested a stipulation to not allow for the sale of gas or diesel at the former site.
 - Parcel located at #327 Talcottville Road will meet zoning after proposed development.
 - Site will have a right turn in, right turn out and left turn in from Northbound Route 83.
 - Easement is reserved along the rear of the parcel to allow for access to #327 Talcottville Road for future development.
 - Requesting a Special Permit for Site Coverage up to 72.5 % based on the paved rear easement at a future date.
 - Three Special Permits requested – Development in an Aquifer Protection Zone, Lot coverage; Sale of gas/diesel on the site.
 - Application was previously submitted and withdrawn due to State Traffic Commission issues.
 - Signage on the site will be compliant with Section 16.3.4 of the Zoning Regulations.
 - Commission will need to find "Site Suitability" of proposed location for Department of Transportation review.
- ◆ Patrick O'Leary
 - Supplied existing and proposed conditions maps dated July 19, 2012.
 - Proposing a 4,500 sq ft Convenience Store with dispensers and underground storage tanks.
 - Site requires 8 parking spaces, supplying 22 spaces.
 - Meets all building setbacks for the Commercial Zone.
 - Special Permit for coverage changing from 61.9% up to 72.5% coverage when the easement area is paved.
 - Certified on the Record that the development would have not impact to the Aquifer.
 - Storm water system was designed to match peak runoff for the site.
 - Two (2) collection systems on the site for cleaning and discharge to the rear retention/detention area and later infiltration to the aquifer.

- Roof leaders will infiltrate directly without any needed cleaning.
- Designed system meets and exceeds required groundwater protection requirements.
- Traffic – Signalized intersection currently operates at a Level of Service (LOS) A & B.
 - After development expected Level of Service (LOS) to be a B.
 - Vernon Traffic Authority agrees with proposed curb cuts.
 - State Department of Transportation (DOT) has requested extension of the Left turn lane queue to allow for 160' of stacking.
- Landscaping – Utilizing Deciduous and Flowering trees as well as 160 low growing shrubs.
 - Retaining wall will be constructed along the west side of the property.
- Proposed development complies with Zoning and Special Permit requirements.
- ◆ Manny Piava, Cumberland Farms, Senior Project Manager.
 - Proposed structure is 4,514 sq ft
 - Full pitch metal seam roof with gable sign areas.
 - Mechanicals are enclosed on an upper level balcony.
 - Kneel wall stonework will be mirrored on the canopy columns at the gas pumps.
 - Presented proposed overlay rendering of the site to show finished project.
- ◆ Charles Bardes questioned referenced Fire Protection Report that was not supplied within the application packet.
- ◆ Manny Piava indicated that the structure will meet all local heat and smoke detection requirements and dry protection system at the pump area.
- ◆ Charles Bardes questioned listing of all directional signs.
- ◆ Patrick O'Leary indicated that the southbound exit will have a "No Left Turn" and will revise to show the sign on the plans.
- ◆ Leonard Jacobs suggested a stipulation that requires Traffic Authority review of required signage.
- ◆ Charles Bardes possible use of Low Impact Development (LID) design principles for the proposed development.
- ◆ Patrick O'Leary indicated that they were reviewed for the site and storm water system was designed with low impact.
- ◆ Charles Bardes questioned possible change in timing for light signal.
- ◆ Patrick O'Leary indicated that the State Traffic Commission did not make any suggested to change the timing of the light signal.
- ◆ Staff Input:
 - David Gooch, Civil Engineer
 - Has spoken to the Town Engineer – Drainage design is adequate for the proposed development.
 - Lot Coverage should not affect the storm water leaving the site.
- ◆ Twelve (12) minute recess at 8:03 P.M
- ◆ Meeting reconvened at 8:15 P.M.
- ◆ Public Correspondence – None
- ◆ Public Input (8:16 P.M.)
- ◆ Rebuttal And Summation – None
- ◆ Public Hearing Closed at 8:17 P.M.
- ◆ Eight (8) minute recess at 8:17 P.M.

- ♦ Meeting reconvened at 8:27 P.M.
- ♦ Charles Bardes, seconded by William Roch moved a Motion to Approve the Application. Motion Carried unanimously. (Full Motion supplied as Attachment #1 to these minutes.)
- 3.2 Application [PZ-2012-11] of Parke Bank for approval of a resubdivision of property at #135 Talcottville Road to create a separate lot for the building and site at #141 Talcottville Road (Taco Bell) (Assessor's ID: Map #02, Block #0004, Lot/Parcel #0078A)
 - ♦ David Gooch, Civil Engineer read the Legal Notice into the Record.

*Public Notice
Town of Vernon*

The Vernon Planning & Zoning Commission (PZC) will hold the following public hearing at its regular meeting at 7:00 PM a Thursday, July 19, 2012, in the Town Hall Council Chambers on the Third Floor at 14 Park Place, Rockville/Vernon:

Application [PZ-2012-11] of Parke Bank for approval of a resubdivision of property at #135 Talcottville Road to create a separate lot for the building and site at #141 Talcottville Road (Taco Bell) (Assessor's ID: Map #02, Block #0004, Lot/Parcel #0078A)

This PZC application is available for inspection by the public in the office of the Planning Department, 55 West Main Street, Rockville, CT.

*Chester Morgan, Chairperson
Planning & Zoning Commission (PZC)*

- ♦ Ben C. Osgood Jr., Professional Engineer, Pennori Associates.
 - Requesting to divide the existing lot into two separate parcels.
 - Lot #1A – 104,609 sq ft
 - Lot #1B – 35,562 sq ft
 - Two (2) easements on the property
 - Access easement and a parking easement.
- ♦ Staff Input
 - No wetland located on the current parcel.
- ♦ Dan Anderson expressed concern regarding maintenance of the parking area by the Town.
- ♦ Shaun Gately, Economic Development Coordinator:
 - Access Easement would remain after the lot division.
 - Town has not been performing any maintenance on the entrance drive of parking area.
 - Suggested a “license” to utilize the dumpster in its current location on Town property.
- ♦ Call for Intervenor – None
- ♦ Public Comment – None
- ♦ Public Input - None
- ♦ Ben Osgood spoke to the specifics of the relative easements.
- ♦ Dan Anderson indicated that he would prefer to have the dumpster remain in its current location.

- ♦ **Public Hearing was closed at 8:54 P.M.**
- ♦ **Charles Bardes, seconded by William Roch moved a Motion to Approve the Application as presented with the stipulations;**
 - **The parking and access easement should be revised to provide for leaving the Taco Bell dumpster and enclosure where it currently is located, and supplied to the Town Attorney for review and submission to the Town Council for approval.**
- ♦ **Motion carried unanimously.**

4. Old Business

5. New Business.

5.1 Receipt of Applications:

5.1.1 Application [PZ-201242] of Giovanna Izzo dba (Antonio's Italian Pizzeria, LLC) for a Special Permit for the conversion of the former Restaurant at #172 Union Street to a Church (Assessor ID: Map #22, Block #52, Lot/Parcel #0007A)

- ♦ **William Roch, seconded by Victor Riscassi moved a Motion to Receive and Schedule a Public Hearing for August 2, 2012. Motion carried unanimously.**

5.1.2 Application [PZ-2012-13] of Fancy Feet Professional Pet Grooming, LLC for a Modification to the Special Permit for Outdoor Animal Play area for Doggie Day Care/Kennel Days at #593-601 Talcottville Road (Assessor's ID: Map # 08, Block #0002, Lot/Parcel #00015)

- ♦ **Charles Bardes, seconded by William Roch moved a Motion to Receive and Schedule a Public Hearing for August 2, 2012. Motion carried unanimously.**

6. Other Business

- 6.1 Additional business to be considered should be introduced under PZC meeting agenda item "#2.1 Amendment / Adoption of Agenda" at the beginning of the meeting.

7. Adjournment.

- ♦ **Dan Anderson, seconded by Thomas Voss moved a Motion to Adjourn. Motion carried unanimously.**
- ♦ **Meeting adjourned at 9:00 P.M.**

James Krupienski
Recording Secretary

Attachment #1

**DRAFT MOTION
PZ-2012-10**

**Approval of Special Permits and Site Plan of Development
Chuck Meek/First Hartford Realty Corp.**

MOVED, that the Vernon Planning & Zoning Commission does hereby APPROVE, as amended herein, Application [PZ-2012-10] of Chuck Meek/First Hartford Realty Corp. for approval of special permits and a site plan of development for property at #327 and #333 Talcottville Road (Assessor ID: Map #04, Block #0004, Lot/Parcel #00007).

This approval is granted in accordance with the plans submitted, as revised, and such revisions to said plans as may be required by this approval, and the Commissions determination that this site is suitable for the intended purpose presented.

In addition to the plans, this approval is granted in accordance with an application dated May 29, 2012, a public hearing opened on July 19, 2012, and closed on that date, and in accordance with the following documentation submitted by the applicant or otherwise received by the Commission:

1. Stormwater Management Report, Proposed Convenience Store with Gas, Vernon, Connecticut; Prepared for First Hartford Realty Corporation, 149 Colonial Road, Manchester, Connecticut 06042; Prepared by VHB/Vanasse Hangen Brustlin, Inc., Transportation, Land Development, Environmental Services, 54 Tuttle Place, Middletown, Connecticut 06457, March 2012;
2. Traffic Impact and Access Study, Proposed Convenience Store with Gas, Vernon, Connecticut; Prepared for First Hartford Realty Corporation, 149 Colonial Road, Manchester, Connecticut 06042; Prepared by VHB/Vanasse Hangen Brustlin, Inc., Transportation, Land Development, Environmental Services, 54 Tuttle Place, Middletown, Connecticut 06457, March 2012;
3. Supplement to the Traffic Impact and Access Study by letter dated June 4, 2012, to Andrew Morrill, District Special Services Agent II, Connecticut DOT, Office of Special Services Permitting, District I Office, from Mark Grocki, P.E., Senior Project Engineer, VHB/Vanasse Hangen Brustlin, Inc.;
4. Supplemental Information Package, Proposed Convenience Store with Gas, 333 Talcottville Rd & Hockanum Blvd, Vernon, Connecticut; Prepared for First Hartford Realty Corporation, 149 Colonial Road, Manchester, Connecticut 06042; Prepared by VHB/Vanasse Hangen Brustlin, Inc., Transportation, Land Development, Environmental Services, 54 Tuttle Place, Middletown, Connecticut 06457, March 2012, REV. June 2012;
5. Memorandum to the Planning and Zoning Commission dated July 12, 2012, from Leonard K. Tundermann, Town Planner;
6. Memorandum to the Planning and Zoning Commission dated April 3, 2012, from Shaun Gately, Economic Development Coordinator, relaying the review by the Design Review Advisory Commission.

This approval is granted because the PZC finds that the application, as presented by the applicant and as amended by the stipulations of this approval, if any, complies with applicable requirements of the Vernon Zoning Regulations and satisfies the requirements of section 14 governing site plans, section 17.3 governing special permits, and sections 20.4.2.20 and 20.6.1.

This approval is effective the later of [date to be determined] 2012, or UPON THE RECORDING OF THIS APPROVAL LETTER AND CERTIFICATE OF SPECIAL PERMIT WITH THE TOWN CLERK. A signed copy of this letter should also be returned to the Town Planner's office within fifteen (15) days of the effective date.

The Commission hereby approves the special permits and site plan of development subject to the following conditions, modifications, restrictions, and safeguards:

1. The above-referenced plans, as modified by these conditions, shall be placed on two sets of Mylar bearing this approval letter, stamped "APPROVED," and signed by the Planning & Zoning Commission (PZC). Said plans shall be filed by the applicant with the Town Planner and Town Clerk by [date to be determined], 2012, which is within 90 days of the effective date;
2. The applicant/developer shall execute and submit a Hold Harmless Agreement in compliance with the Town of Vernon approved form;
3. The applicant or his/her agent shall submit to the Town Planner an instrument of financial guarantee in a form acceptable to the PZC for Erosion and Sedimentation Control in the amount of \$ _____. The Erosion and Sedimentation Control financial guarantee must be submitted prior to the start of any site work. The applicant or his/her agent shall submit to the Town Planner an instrument of financial guarantee in a form acceptable to the PZC for site improvements that will be conveyed to or controlled by the Town of Vernon if such site improvements are not completed, as determined by the Town Engineer, prior to issuance of a Certificate of Occupancy. Any financial guarantees are subject to subsequent modification if additional plan review or site modifications dictate.
4. All necessary approvals and permits shall be obtained from the Water Pollution Control Authority;
5. Building Permits may be obtained only if stipulations # 1-4 are met;
6. Construction drawings shall be submitted to the Town Engineer prior to starting any site work;
7. No site preparation work may commence until the erosion and sedimentation control financial guarantee and hold harmless agreement have been posted and erosion and sedimentation control measures have been installed;
8. The applicant/developer shall be responsible for erosion and sedimentation (E&S) control in accordance with the approved plan; failure to adhere to the plans, or create any discharge of materials, shall be considered a violation; remedial action may include the calling of the E&S financial guarantee; no financial guarantee of E&S controls shall be released until any ESCP violations have been remediated;
9. Dumpsters shall be provided on-site during construction;
10. There shall be no on-site burial of building materials or debris, and a statement to this effect shall be submitted to the Town planner prior to the release of bonds;
11. Any streets, roads, sidewalks, and curbs are to be repaired or replaced, including damage due to construction activities, if required in the opinion of the Town Engineer per Commission Policy approved January 14, 1985, as amended June 1, 1998;
12. All work in connection with this site plan shall be completed within five years after the approval of the plan, or by [date to be determined], 2017;
13. A complete improvement location survey (as-built) plan of the site development shall be submitted to the Town Planner for approval per Town Engineering Policy prior to release of any financial guarantees held by the Town of Vernon;
14. All easements and agreements noted on the site plan of development shall be recorded prior to issuance of a Certificate of Occupancy;
15. Zoning Regulation 4.9.4.15.6 – Acknowledging that the lot coverage will be up to 72.5%.
16. Zoning Regulation 4.9.4.15.19 – Sale of Gas and diesel fuel and other products.
17. The parcel at #421 Talcottville Road shall not be utilized for the sale of gasoline or diesel fuel unless subsequently approved by a majority of the commission at a future application.
18. Signage for the site as may be required by the State Traffic Commission shall be fully complied with.